

050.0

0008

0001.A

Map

Block

Lot

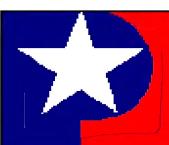
1 of 1

Apartment

CARD

ARLINGTON

APPRAISED: 21,787,900 / 21,787,900  
 USE VALUE: 21,787,900 / 21,787,900  
 ASSESSED: 21,787,900 / 21,787,900



**Patriot**  
Properties Inc.

### PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		WINSLOW ST, ARLINGTON

### OWNERSHIP

Unit #:

Owner 1: ARLINGTON HOUSING AUTHORITY	
Owner 2: WINSLOW TOWERS	
Owner 3:	

Street 1: 4 WINSLOW ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 1.008 Sq. Ft. of land mainly classified as Housing Auth with a Apt- Hi Rise Building built about 1968, having primarily Brick Exterior and 97200 Square Feet, with 136 Units, 136 Baths, 0 3/4 Bath, 0 HalfBath, 408 Rooms, and 136 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo		
s				Street		
t				Gas:		

BUILDING PERMITS								
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2019	875	Telecomm	36,000	O				
5/17/2018	646	Manual	30,000	C				
1/22/2018	71	Alterati	70,000	C				
11/16/2016	1403	Manual	60,000	C				
5/19/2016	637	Re-Roof	180,650					new roof system
3/8/2016	246	Demoliti						remove antennas
6/23/2015	777	Manual	17,500		6/23/2015			Add 3 antennae to
10/9/2014	1329	Manual						Add new antennas.
9/29/2014	1269	Alterati	8,500		9/29/2014			Swap out 6 antenna
9/7/2012	1137	Manual	8,500	C				

### LAND SECTION (First 7 lines only)

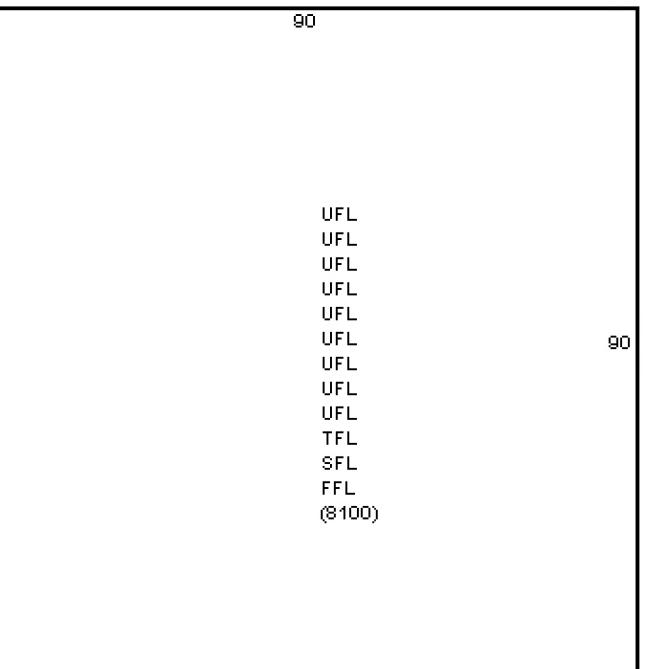
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
970	Housing Auth		43900		Sq. Ft.	Site		0	0.	0.00	AA																
970	Housing Auth		136		No. of Un	Site		0	63,500.	1.00	AA									8,636,000						8,636,000	

### IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
970	43900.000	13,151,900		8,636,000	21,787,900		35296
							GIS Ref
							GIS Ref
							Insp Date
							05/02/00

### USER DEFINED

Prior Id # 1:	35296
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	00:15:05
PRINT	
LAST REV	
Date	Time
12/12/19	15:51:56
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																		
Type: 84 - Apt- Hi Rise		Full Bath: 136	Rating: Average					1970.																																																																																						
Sty Ht: 11 - 11 Story		A Bath:	Rating:																																																																																											
(Liv) Units: 136	Total: 136	3/4 Bath:	Rating:																																																																																											
Foundation: 6 - Slab		A 3QBth:	Rating:																																																																																											
Frame: 2 - Steel		1/2 Bath:	Rating:																																																																																											
Prime Wall: 7 - Brick		A HBth:	Rating:																																																																																											
Sec Wall:	%	OthrFix:	Rating:																																																																																											
Roof Struct: 4 - Flat		<b>OTHER FEATURES</b>																																																																																												
Roof Cover: 4 - Tar & Gravel		Kits: 136	Rating: Average	1st Res Grid   Desc: Line 1   # Units 13																																																																																										
Color:		A Kits:	Rating:	Level   FY LR DR D K FR RR BR FB HB L O																																																																																										
View / Desir:		Frl:	Rating:	Other																																																																																										
<b>GENERAL INFORMATION</b>				Upper																																																																																										
Grade: B - Good		WSFlue:	Rating:	Lvl 2																																																																																										
Year Blt: 1968	Eff Yr Blt:	Lvl 1																																																																																												
Alt LUC:	Alt %:	Lower																																																																																												
Jurisdct: G12	Fact: .	Totals				RMs: 40	BRs: 13	Baths: 13	HB																																																																																					
Const Mod:																																																																																														
Lump Sum Adj:																																																																																														
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																		
Avg Ht/FL: STD		Location:																																																																																												
Prim Int Wal 1 - Drywall		Total Units:																																																																																												
Sec Int Wall:	%	Floor:																																																																																												
Partition: T - Typical		% Own:																																																																																												
Prim Floors: 4 - Carpet		Name:																																																																																												
Sec Floors:	%	<b>DEPRECIATION</b>																																																																																												
Bsmt Flr:		Phys Cond: AV - Average	30. %																																																																																											
Subfloor:		Functional:	%																																																																																											
Bsmt Gar:		Economic:	%																																																																																											
Electric: 3 - Typical		Special:	%																																																																																											
Insulation: 2 - Typical		Override:	%																																																																																											
Int vs Ext: S		Total: 30 %																																																																																												
Heat Fuel: 3 - Electric																																																																																														
Heat Type: 6 - Elec Base/B																																																																																														
# Heat Sys: 1																																																																																														
% Heated: 100	% AC:																																																																																													
Solar HW: NO	Central Vac: NO																																																																																													
% Com Wal	% Sprinkled 0																																																																																													
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																																																																																						
<b>SPEC FEATURES/YARD ITEMS</b>								PARCEL ID	050.0-0008-0001.A																																																																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																													
More: N				Total Yard Items:				Total Special Features:				Total:																																																																																		
<div style="display: flex; justify-content: space-between;"> <div style="flex: 1;">  </div> <div style="flex: 1; text-align: right;"> <span>90</span>  <span>UFL</span>  <span>TFL</span>  <span>SFL</span>  <span>FFL</span>  <span>(8100)</span> </div> </div>																																																																																														
13																																																																																														
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